



## MEMORANDUM

**TO:** HARB MEMBERS  
**FROM:** AMY WOLDT JOHNSON  
**DATE:** JUNE 21, 2016  
**SUBJECT:** JUNE 21, 2016 MEETING AGENDA

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The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, June 21, 2016 at **6:30p.m.** in the **Penn Room** on the first floor of City Hall.

### **AGENDA**

- 6:30 p.m.** Call to order. Reading of the minutes of previous meetings.
- 6:35 p.m. ITEM #1** **827 Rose St.**  
**Rafael Arana, Owner**  
**Composite Index Rating: 74**  
Review proposal for the replacement of a Fiberglass door with an oval leaded glass lite (installed in violation) with a wood door that includes a half lite divided into four window panes with two recessed panels below.
- 6:50 p.m. ITEM #2** **503 Penn St.**  
**Weidenhammer, Owner**  
**Composite Index Rating: 68**  
Review of window details for the proposed extruded aluminum window system at the front façade as approved by the HARB on May 17, 2016, as per HARB Resolution No. 17-16.
- 7:05 p.m. ITEM #3** **422 Penn St.**  
**George Sankari, Owner**  
**Composite Index Rating: N/A**  
Review proposal for the installation of a 2'-1/2" x 6' x 5" deep internally illuminated box sign to read "United States Post Office" in blue letters, with logo, to be installed above the first floor storefront on the front façade.



- 7:20 p.m. ITEM #4**      **620-626 S. 7<sup>th</sup> St.**  
**Angela Celentano, Owner**  
**Composite Index Rating: 50**  
Review proposal for the installation of a grocer's alley gate to be constructed of wood dog-eared fencing at the front facade; installation of white vinyl siding at the eastern façade of the rear building on the property.
- 7:35 p.m. ITEM #5**      **33 S. 11<sup>th</sup> St.**  
**Grace Lutheran Church, Owner**  
**Composite Index Rating: N/A**  
Review proposal for the installation of a wood fence to surround cell tower equipment; replacement of the existing louvers in the church steeple with louvers constructed of a radio frequency friendly material to match the existing louvers.
- 7:50 p.m. ITEM #6**      **240 N. 5<sup>th</sup> St.**  
**Steve Ott, Owner**  
**Composite Index Rating: 84**  
Review proposal for the installation of one 38" x 47" vinyl cling sign to read "Bibi" in white letters with a pink outline, "BEAUTY SALON" in pink letters, "& Spa" in white letters on a pink background, with logo and telephone number, to be installed in the central first floor storefront window; installation of a 29" x 131" wall mounted sign to read "Bibi" in pink letters and "BEAUTY SALON & SPA" in white letters on a black background, with logo, to be installed above the first floor storefront window OR the installation of 28" high x 60" wide x 72" deep black awning with "B" in pink and "BEAUTY SALON" in white letters on the awning side, and "Bibi" in pink letters and "BEAUTY SALON" in white letters on the awning front; installation of an LED sign reading "OPEN"; and the installation of the hours of operation to be located in the first floor storefront window.
- 8:05 p.m. ITEM #7**      **547 Bingaman St.**  
**Jesus Vargas, Owner**  
**Composite Index Rating: 82**  
Review proposal for the replacement of the original full glass and wood entrance door with a prehung Fiberglass door with a leaded glass oval lite (Violation – work has been completed.)
- 8:20 p.m. ITEM #8**      **612 Laurel St.**  
**Hector Torres, Owner**  
**Composite Index Rating: 74**  
Review proposal for the installation of a sliding vinyl window at the first floor front façade (Violation – work has been completed).

**8:35 p.m. ITEM #9**

**450 Douglass St.**

**Cleto Villalva Owner**

**Composite Index Rating: 76**

Review request for extension for compliance with HARB Resolution #63-15.

**8:50 p.m. ITEM #10**

Review applications approved by staff:

- a. 620 S. 7<sup>th</sup> St., Jay C. Galan, Owner  
Replacement of the existing rubber roof at the rear building in kind, replacement of existing three-tab asphalt shingles at the main roof of the main building with asphalt shingles.
- b. 929 N. 3<sup>rd</sup> St., Igor Kaplun, Owner  
Painting of exterior surfaces.

**8:55 p.m.**

**Other Business**

- Preservation Officer's Report on Action Items:
  - 732 Madison Ave. – Court Hearing held March 30, 2015. The Preservation Officer is working with the owner regarding compliance.
  - 612 Franklin St. – Emergency removal of stucco complete – reapplication of stucco not complete. Staff discussed the issue with the City's Law Office and they are investigating.
  - 108 S. 6<sup>th</sup> St. – Vinyl window installed incorrectly in the bay window at the southern façade. Staff to meet with owner.
  - 253 N. 5<sup>th</sup> St. – Demolition by Neglect, Property Maintenance Violation. The City Codes Office has installed black painted plywood in the window openings to help protect the building. Plans for interior renovations were approved by the Building and Trades Office on December 10, 2015.
  - 34 N. 11<sup>th</sup> St. – Standing seam roof approved by HARB but has ridges. Staff to investigate whether what was installed was approved by the HARB.
  - 842 Centre Ave. – Contractor was to investigate and report on the condition of the original façade material beneath the existing siding before new siding was installed. Staff is to investigate.
  - 450 S. 7<sup>th</sup> St. – Owner was to complete the replacement of vinyl windows with Trimline, two over two, double hung primed wood windows with a simulated divided light. Staff has sent a compliance letter.

- 620 S. 7<sup>th</sup> St. – Replacement of the rear porch railing – elective work but the top and bottom rail of the railing have not been installed as per the resolution. Staff will discuss with the owner.
- 306 S. 5<sup>th</sup> St. – City Council denied the owner's appeal on November 24<sup>th</sup> and the restoration of the front façade was to be completed within 180 days from Nov. 24<sup>th</sup> as per Council Res. No. 127-2014. Work has not been completed to date. Staff is to send a violation letter stating that work is 6 months past due.
- 927 N. 4<sup>th</sup> St. – A temporary repair of the original terra cotta tiled roof was approved by the HARB for 100 days remains in place. Staff is to contact the roofing contractor to determine status.
- 947 N. 4<sup>th</sup> St. – Staff to investigate whether the approved installation of vinyl siding at the bay window and rear of the home was done correctly.
- 941 N. 4<sup>th</sup> St. – The original cedar shake shingles on the bay window were to be replaced in kind but instead were replaced with 3" vinyl siding in a cypress color which was not approved by the HARB. Staff is to contact the contractor and if necessary, send a violation letter.
- 406 Douglass St. – The roof constructed in violation over the rear entrance was not approved as per HARB Resolution 92-14. However, the owner proceeded to complete the construction of the roof. A violation letter has been sent.
- 200 N. 5<sup>th</sup> St. – The green marble trim below the storefront window on the southern façade has been altered inappropriately and is not compliant with Resolution 91-14. A compliance letter has been sent.
- 733 Madison Ave. – The first floor front window remains in violation as per HARB Resolution No. 42-15 and City Council Resolution No. 113-2014. Staff is to send compliance letter.
- 407 S. 6<sup>th</sup> St. – Work was not completed to HARB specifications. The Board concurred that the undertaken work may be approved if slightly modified. Staff is to discuss the removal of the installed medallions below the storefront window with the contractor.
- 412 Windsor St. – Front entrance door remains in violation. Staff is to send compliance letter.

- 450 Douglass St. – Replacement windows installed on all facades remain in violation. A compliance letter has been sent.
- 833 Rose St. – First floor entrance door remains in violation from prior HARB resolution. A compliance letter has been sent.
- 835 Rose St. – Vinyl windows were installed at the first floor front façade in violation, the HARB denied the installed work, the owner appealed the HARB decision to City Council, City Council upheld the HARB decision. Restoration of the original wood windows has not been completed to date as per HARB Res. No. 68-15. Staff is to send a compliance letter.
- 837 Rose St. – Entrance steps constructed in violation, work has not been completed as per HARB Res. No. 74-15. Staff is to send a compliance letter.
- 533 Penn St. – Installation of signage not completed as per HARB Res. No. 79-15. Additional signage has been installed without approval. Staff is to send violation letter to the owner to request that the applicant return to the Board for the review of the installed signage.
- Board members report on November and December, 2015 HARB resolutions. Distribution of February, 2016 HARB Resolutions for review by HARB members.
- Education and Outreach Committee Report.
- Policy Committee Report.

**9:30 p.m.**

**Adjournment**